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Key Features

- Beautifully refurbished and extended family home arranged over three floors
- Full rewire, new plumbing and serviced combi boiler (installed 2024)
- Loft conversion completed in 2025 providing two additional bedrooms, one with en-suite
- Stylish extended kitchen/breakfast room with underfloor heating and stone flooring
- High-quality fitted kitchen with integrated appliances and double-glazed door to garden
- Five well-proportioned bedrooms offering flexible living accommodation and contemporary family bathroom
- Engineered wood flooring throughout the ground floor and engineered cork flooring in the bathroom
- Low-maintenance, brick-enclosed courtyard garden ideal for entertaining
- Prime Worthing town centre location close to shops, seafront, hospital, parks, transport links and mainline station
- EPC Rating D | Council Tax Band C

We are delighted to offer this beautifully refurbished and extended family home, providing spacious and versatile accommodation arranged over three floors and finished to an exceptional standard throughout. Located in the vibrant heart of Worthing town centre, the property is ideally positioned close to a wide range of amenities including shops, restaurants, parks, the hospital, the seafront, bus routes, and the mainline railway station. Recent improvements include a full rewire, new plumbing, a modern boiler, and a stunning loft conversion, making this an ideal turnkey home for families and professionals alike.

Ground Floor

The ground floor offers a combination of stylish, practical, and flexible living spaces. The living room is a cosy family space, featuring bespoke fitted shutters in the bay, storage in alcoves, a feature fireplace, a ceiling rose, slimline radiator, carpets, and beautiful high ceilings.

The dining room is a versatile space, currently used as an office, but it could easily serve as a downstairs bedroom, additional living room, or formal dining room.

The kitchen/breakfast room is a bright and inviting area, perfect for entertaining family and friends. It benefits from underfloor heating and stone flooring, with a beautifully fitted kitchen featuring dark navy base units with gold handles, a built-in extractor, duck egg tiled walls, an induction hob, electric oven, plenty of storage, and a built-in fridge freezer. A seating area at the rear provides space for a dining table, with large double-glazed doors opening out onto the bricked and enclosed rear garden, a low-maintenance courtyard ideal for socialising and barbecues.

Additional features on the ground floor include a convenient WC, under-stairs storage, engineered wood flooring throughout the ground floor, and engineered cork flooring in the bathroom.

First Floor

On the first floor, there are three well-proportioned bedrooms. The master bedroom is particularly impressive, featuring a bespoke built-in dressing room thoughtfully designed by the current owners,

beautiful fitted shutters over the bay, and original picture rails. The second double bedroom provides a wonderful space for guests or teenage children, complete with elegant shutters and a stylish dark green wallpaper.

This floor also boasts a stunning family bathroom, with fully tiled walls, a heated towel rail, and a panel-enclosed bath with a rainfall shower overhead.

Top Floor

The top floor has been thoughtfully converted by the current owners within the last 12 months, creating flexible accommodation. This floor offers two bedrooms, one of which would make an ideal office or children's room. The space is bright and airy, and one of the bedrooms benefits from an en suite, complete with a shower, toilet, and wash basin.

Recent Upgrades and Modern Enhancements

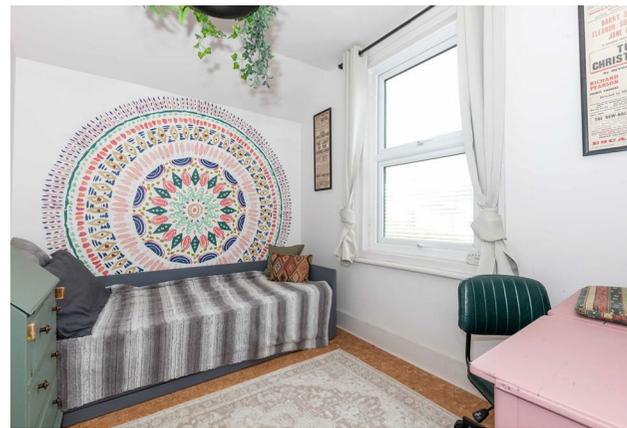
The property has been meticulously updated in recent years. A full rewire was completed in 2025, along with new plumbing, and the boiler (installed in 2024) has just been serviced. The loft conversion, completed by the current owners in 2025, adds flexible living space. Additional highlights include underfloor heating in the kitchen/breakfast room, full cavity wall insulation completed in 2024, and new double glazing in the kitchen/breakfast room. A slight extension at the rear of the kitchen enhances the space, which features stone flooring, while engineered wood flooring runs throughout the ground floor and engineered cork flooring is in the bathroom.



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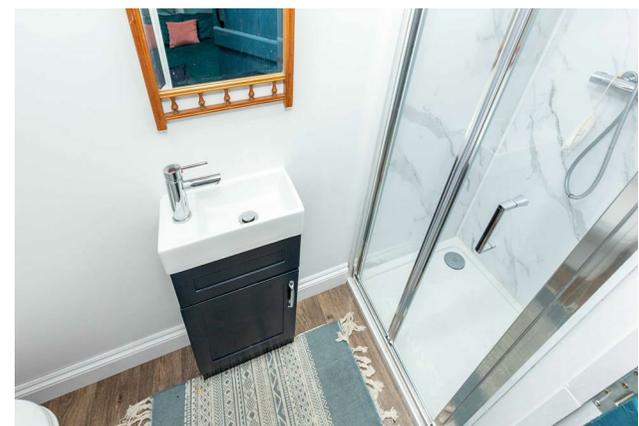
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Floor Plan Ashdown Road



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(23-34) E		
(21-38) F			(11-22) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Current Energy Rating: **66** | Potential Energy Rating: **79**

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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